

# Grove.

FIND YOUR HOME



24 Thatchers Barn Drive  
Halesowen,  
West Midlands  
B62 9DD

Offers Over £335,000



On the sought-after Thatchers Barn Drive in Halesowen, this delightful semi-detached home offers practical design. Boasting tandem parking with a garage, a smart layout, and four generously sized bedrooms, this property is an excellent choice for families.

The home features a welcoming driveway and garage, complemented by a neat front lawn and pathway leading to the entrance. Inside, the property opens to a bright entrance hall providing access to a modern kitchen-diner. The spacious lounge is rear facing with a door directly leading to the garden. The ground floor is complete with a w.c. Upstairs, there are four well-proportioned bedrooms, including a master with en-suite, along with a family bathroom. The garden offers Astro turf with decking and door access into the garage.

Located within easy reach of Leasowes Park, the property benefits from a lovely green space just a short drive away - ideal for walks, family outings, or peaceful escapes. Nearby, the shops and amenities along Long Lane provide convenience, while excellent public transport links and proximity to motorway access ensure smooth travel to Birmingham and beyond. A selection of well-regarded schools in the area further enhances this home's appeal for families.

This is a fantastic opportunity to join a welcoming community while enjoying a spacious, thoughtfully designed home. Early viewing is highly recommended to appreciate all this property has to offer. JH 14/04/2026 EPC=C







#### Approach

Via tarmacadam driveway to the side with access to the detached garage, door to entrance hall.

#### Entrance hall

Central heating radiator, under stairs storage cupboard, doors to reception room, kitchen and downstairs w.c.

#### Downstairs w.c.

Double glazed obscured window to front, vertical central heating towel radiator, vanity style wash hand basin with mixer tap, low level flush w.c.

#### Kitchen 8'10" x 16'0" (2.7 x 4.9)

Double glazed window to front, central heating radiator, matching high gloss wall and base units, square top work surface over, splashback tiling to walls, sink with mixer tap and drainer, central heating boiler, integrated fridge freezer and oven, gas hob, extractor.

#### Reception room 16'8" x 14'5" (5.1 x 4.4)

Double glazed window to rear, double glazed French doors to rear, central heating radiator.

#### First floor landing

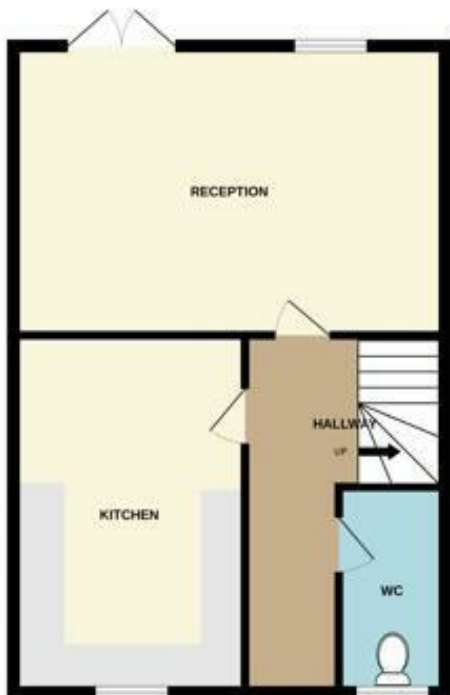
Doors into four bedrooms and family bathroom.







GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Bathroom

Bath with mixer tap, low level flush w.c., vanity style wash hand basin with mixer tap, vertical central heating towel rail.

Bedroom one 12'1" x 9'6" max 7'2" min (3.7 x 2.9 max 2.2 min)

Double glazed window to rear, central heating radiator, built in storage, door to en-suite.

#### En-suite

Shower, low level flush w.c., vertical central heating towel rail, vanity style wash hand basin with mixer tap.

Bedroom two 10'9" x 8'6" (3.3 x 2.6)

Double glazed window to front, central heating radiator.

Bedroom three 6'10" x 8'10" (2.1 x 2.7)

Double glazed window to rear, central heating radiator, double opening doors to built in wardrobe.

Bedroom four 5'10" x 7'6" (1.8 x 2.3)

Double glazed window to front, double opening doors into storage, central heating radiator.

Garage 20'0" x 10'2" (6.1 x 3.1)

Up and over garage door and power.

#### Rear garden

Double glazed obscured door to garage, block paved patio area, gated access to driveway, astro turf and a raised decked area.

#### Service charge

Maintenance charge for the communal parking area is to be confirmed.

#### Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor. There is a service charge paid half yearly and a payment towards the reserve fund of £275.00.

#### Council Tax Banding

Tax Band is C

#### Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of

purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

#### Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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